

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-058</u>	<u>ADA A. ROCA</u>

APPLICANT: ADA A. ROCA

Applicant is requesting to permit a parcel of land with a frontage of 140' (200' required).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(4)(B) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Sketch of Boundary Survey," as prepared by William Herryman, dated last revised 2/16/04 and consisting of one sheet.

SUBJECT PROPERTY: A portion of Tract 5, WELLS BROTHERS SUBDIVISION, Plat book 9, Page 66, more particularly described as follows:

Commence at the center of Section 10, Township 52 South, Range 39 East; thence run N89°58'42"E along the north line of the south ¼ of said Section 10 for a distance of 1,831.62'; thence run S40°19'46"W for a distance of 32.8' to the Point of beginning of the herein described property; thence S40°19'46"W along the W/ly line of Tract 5 for a distance of 1,240.12'; to a point on the right-of-way line of State Road 25 as recorded on the State of Florida Department of Transportation, Right-of-Way Map 87090-(2518) 2530; thence run along the aforementioned right-of-way line S50°59'15"E for a distance of 83.41' to a Point of a curve; thence with an arc of a curve to the left having for its elements a central angle of 7°6'46", a radius of 458' for an arc distance of 56.86'; thence departing the aforementioned right-of-way line, run N40°19'46"E parallel to the W/ly line of Tract 5 for a distance of 628.63'; thence run S49°40'14"E for a distance of 35'; thence run N40°19'46"E parallel to the W/ly line of Tract 5 for a distance of 753.43'; thence run S89°58'42"W along a line parallel to the north line of the south ¼ of said Section 10 for a distance of 229.63' to the Point of beginning.

LOCATION: Lying south of N.W. 178 Street & approximately 800' west of N.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.005 Gross Acres

PRESENT ZONING: AU (Agricultural – Residential)